

Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II \mathcal{K}

(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 5, 2020

SUBJECT: DR19-99, MILLING MACHINERY

STRATEGIC INITIATIVE: Prosperous Community

To allow development of a contractor yard/storage yard on a vacant parcel.

REQUEST

DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

RECOMMENDED MOTION

Move to continue DR19-99, Milling Machinery to the March 4, 2020 Planning Commission public hearing.

<u>APPLICANT</u> <u>OWNER</u>

Company: Arc One Associates Company: CMWN LLC

Name: Joshua Oehler

Address: 1427 N. 3rd St. Address: 14520 E. Via De Arboles

Phoenix, AZ 85004 Chandler, AZ 85249

Phone: 602-696-6500 Phone: 480-964-9041

Email: josh@arconeassociates.com Email: dusty@millinginc.com

BACKGROUND/DISCUSSION

History

Date	Description	
March 3, 2005	The Town Council adopted the Land Development Code (Ord. No.	
	1625), which changed the zoning from Agricultural (AG) to	
	General Industrial (GI)	
January 11, 2007	Design Review Board approved DR05-149 for a landscape	
	contractor's office and outdoor storage facility.	
July 17, 2019	The Zoning Hearing Officer referred V19-04 Milling Machinery	
	to the Board of Adjustment.	
September 4, 2019	The Board of Adjustment denied V19-04, a variance to reduce the	
	distance from a secure vehicle access point from the right-of-way	
	from 50 feet to 25 feet.	

Overview

The 2.2-acre property is an undeveloped infill lot located approximately a quarter-mile south of Baseline Road and east of McQueen Road on which the applicant is proposing a storage/contractor's yard in which to safely store materials and fleet vehicles in the General Industrial (GI) zoning district. The applicant proposes to construct a perimeter block wall with two secured egress access points off of Pioneer St. to the east and one ingress point off of Melody Ave. to the north. There aren't any structures planned for the site at the present time.

Surrounding Land Use & Zoning Designations:

	Existing Land Use	Existing Zoning	Existing Use
	Classification		
North	General Industrial	General Industrial	Melody Ave, then
			Industrial
South	General Industrial	General Industrial	Industrial Use
East	General Industrial	General Industrial	Pioneer St, then Industrial
			Use
West	General Industrial	General Industrial	Industrial Use
Site	General Industrial	General Industrial	Industrial Use

Project Data Table

Site Development	Required per LDC	
Regulations		
Minimum Required Perimeter		
Landscape Area (ft.)		
Front	25'	
Side (Street)	25'	
Side (Employment)	0' (When in an enclosed yard)	
Rear	0' (When in an enclosed yard)	
2.605.A. Secure Vehicle	50'	
Access Points		
Minimum setback from right-		
of-way		

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Joshua Rogers

Move to continue DR19-99, Milling Machinery to the March 4, 2020 Planning Commission public hearing.

Respectfully submitted,

Josh Rogers Planner II

Attachments and Enclosures:

1) Notice of Public Hearing

DR19-99 Milling Machinery Attachment 1 - Notice of Public Hearing Public Hearing

February 5, 2020

Wednesday, February 5, 2020* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona 85296

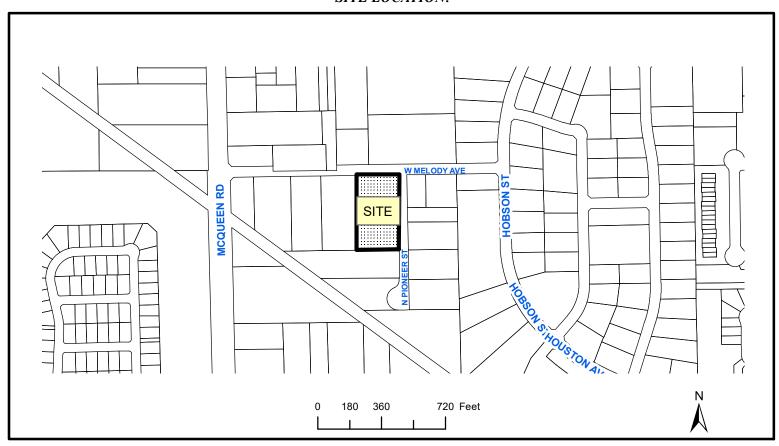
*Call Planning Division to verify date and time: (480) 503-6589

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

SITE LOCATION:



APPLICANT: Arc One Associates CONTACT: Joshua Oehler ADDRESS: 1427 N. 3rd Street

Phoenix, AZ 85004

TELEPHONE: (602) 241-7871 E-MAIL: josh@arconeassociates.com